

CASE: 00-45 REZONING FROM: A-0 & M-1 TO: R-1

PEBBLE CREEK PH. 8-C

City of College Station, Texas
PLANNING DIVISION

THE WALLACE GROUP, INC.

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PEBBLE CREEK, PHASE 8-C – 18.17 ACRES

FIELD NOTES FOR A 18.17 ACRE TRACT OF LAND LOCATED IN THE S.W. ROBERTSON SURVEY, ABSTRACT NO. 202, BRAZOS COUNTY, TEXAS AND BEING OUT THE RESIDUE OF A CALLED 505.19 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO PEBBLE CREEK DEVELOPMENT COMPANY, RECORDED IN VOLUME 1671, PAGE 276 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS, ALSO BEING A PORTION OF THE RESIDUE OF A CALLED 7.32 ACRE TRACT DESCRIBED IN A DEED TO SAID PEBBLE CREEK DEVELOPMENT COMPANY RECORDED IN VOLUME 3229, PAGE 232 OF SAID DEED RECORDS. SAID 18.17 ACRES BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING FOR REZONING OF WHICH IS MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" DIAMETER REBAR FOUND MARKING THE SOUTHEAST CORNER OF LOT 9, BLOCK 31 OF PEBBLE CREEK, PHASE 8-A, RECORDED IN VOLUME 3298, PAGE 239 OF SAID DEED RECORDS, MARKING A CORNER OF THE ABOVE MENTIONED RESIDUE OF THE 505.19 ACRE TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE RESIDUE OF THE 505.19 ACRE TRACT WITH THE EAST LINE OF THE PROPOSED PEBBLE CREEK, PHASE 8-C THE FOLLOWING 9 COURSES:

- 1) S 40°06'10" E – 80.81' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 2) S 27°50'06" W – 159.21' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 3) AN ARC DISTANCE OF 89.45 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00' AND WHOSE CHORD BEARS S 51°29'32" E – 88.87' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 4) S 49°53'50" W – 180.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 5) S 40°06'10" E – 180.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 6) S 25°33'31" W – 104.30' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 7) S 07°58'02" W – 304.66' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 8) S 45°16'58" W – 459.82' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 9) AND S 22°29'12" W – 194.09' PARTWAY THROUGH THE ABOVE MENTIONED RESIDUE OF THE 7.32 ACRES TO A ½" DIAMETER REBAR PLACED IN THE NORTHEASTERLY LINE OF THE RESIDUE OF A CALLED 200.00 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 1385, PAGE 14 OF SAID DEED RECORDS, SAME BEING THE SOUTH LINE OF THE 7.32 ACRES, MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF THE RESIDUE OF THE 200.00 ACRES AND THE 7.32 ACRES THE FOLLOWING 3 COURSES:

- 1) N 67°31'22" W – 206.17' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,

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- 2) N 27°15'08" W – 520.02' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 3) AND N 63°39'42" W – 94.01' TO A ½" DIAMETER REBAR FOUND MARKING THE MOST SOUTHERLY CORNER OF THE PROPOSED PEBBLE CREEK, PHASE 8-B AND THE MOST WESTERLY OR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

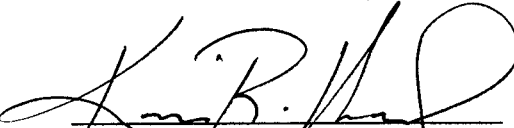
THENCE PARTWAY THOUGH THE RESIDUE OF THE 7.32 AND 505.19 ACRE TRACTS WITH THE EASTERLY LINE OF THE PROPOSED PEBBLE CREEK, PHASE 8-B THE FOLLOWING 7 COURSES:

- 1) N 45°16'58" E – 437.40' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 2) AN ARC DISTANCE OF 13.47' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 780.00' AND A CHORD OF S 40°27'47" E – 13.47' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 3) N 49°02'31" E – 60.00' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 4) N 74°32'18" E – 72.15' TO ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 5) N 15°27'42" W – 180.00' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 6) S 74°32'18" W – 42.20' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 7) AND N 15°27'42" W – 130.00' TO A ½" DIAMETER REBAR FOUND IN THE SOUTHERLY LINE OF PHASE 8-A, MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 31 OF PHASE 8-A AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 74°32'18" E – 689.43' (BASE BEARING PLATTED CALL) ALONG SAID SOUTHERLY LINE OF PHASE 8-A TO THE POINT OF BEGINNING.



SURVEYED: MARCH 13, 2000


KEVIN R. HESSEL, R.P.L.S. NO. 5344

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10470-FN-02.DOC
MAP CHECKED BY KRH